

Adopted by Planning Board on November 2, 2016

Planning Board Rules and Regulations

Article II – Applications, Section 3, Information Required, Subsection E, Affordable Housing

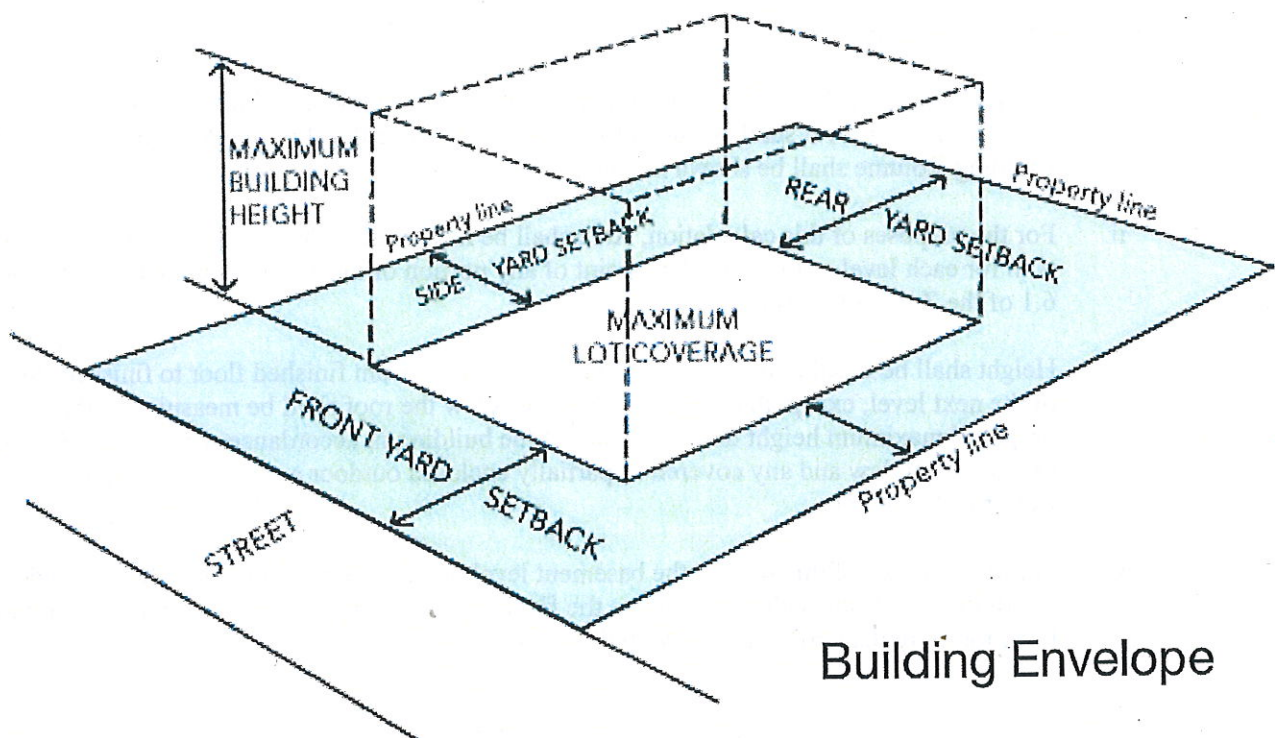
3) Calculation of Dwelling Units Attributable to Special Permit

- a) The number of dwelling units attributable to a Special Permit shall be equal to the number of proposed dwelling units multiplied by the Special Permit Percentage (defined below).
- b) For the purposes of determining inclusionary zoning requirements, all applications for residential developments of ten or more units requesting a Special Permit, whether for the use or for a dimensional modification, shall include a calculation of Special Permit Percentage.
- c) Special Permit Percentage
 - i. Where the proposed use is allowed by Special Permit, the Special Permit Percentage shall be 100%.
 - ii. Where the proposed use is allowed by Site Plan Review and the proposal includes one or more Special Permit dimensional modifications, Special Permit Percentage shall be equal to that percentage of the proposed Building Volume which exists outside of the Standard Maximum Building Envelope (see definition below), including but not limited to that which occurs above the standard maximum height or within a standard setback, or which exceeds the standard maximum building coverage.
 - iii. Standard Maximum Building Envelope: The maximum Building Volume allowed in the applicable zoning district under Table 3 of the Zoning Bylaw.
- d) Volume Calculation
 - i. Volume shall be calculated as follows: $\text{Area} \times \text{Height} = \text{Volume}$; and the Volume for each floor or level shall be added together to determine the Building Volume. Building Volume shall be shown in cubic feet.
 - ii. For the purposes of this calculation, Area shall be measured to the exterior side of the exterior wall for each level or to the furthest point of any portion of the building regulated by Section 6.1 of the Zoning Bylaw.
 - iii. Height shall be equal to the vertical distance, measured from finished floor to finished floor of the next level, except that any level directly below the roof shall be measured to the proposed maximum height of that portion of the building in accordance with Section 6.1 of the Zoning Bylaw and any covered or partially enclosed outdoor areas shall be measured from finished grade.
 - iv. For the purposes of this section the basement level of a proposed building shall be included in the Building Volume calculation when the finished floor is more than six feet above ground level for more than 50% of the total building perimeter.

Definition of Affordable Housing from Zoning Bylaw

- 12.24 Housing, Affordable: Affordable housing units are units which may only be rented or purchased by families or households whose annual incomes, adjusted for family size, do not exceed the limits for the maximum annual income for low-income families or households (80% of the median income for Amherst, as calculated by the U. S. Department of Housing and Urban Development or any successor agency), and are eligible and countable for the purpose of the Commonwealth's 40B Subsidized Housing Inventory (SHI) or its successor.

Median income for Amherst shall be as calculated by the U.S. Department of Housing & Urban Development, or any successor agency and shall be adjusted for family size.



Article 18

Development allowed by Site Plan Review,
requests dimensional Special Permit

■ Portion requiring Special Permit
(outside envelope)

□ Portion allowed by Site Plan Review

